

# Condo/Coop/TIC/Loft CMA Report

Listings as of 12/08/08 at 8:23am

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## ACTIVE Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
177 Townsend St #720 South Beach		0	1	1	300	833.33	08/19/08	517.00	111	250,000	250,000
177 Townsend St #720 South Beach		0	1	1	300	833.33	08/19/08	517.00	111	250,000	250,000
501 Beale St #5F South Beach		2	1	0	852	337.29	11/23/08	710.05	15	287,375	287,375
50 Lansing St #203 South Beach		2	2	1	1,065	295.74	10/06/08	566.09	63	314,959	314,959
201 Harrison St #112 South Beach		0	1	1	420	947.62	07/09/08	422.15	143	418,000	398,000
177 Townsend St #620 South Beach		0	1	1	459	871.46	11/09/08	517.00	29	399,999	399,999
38 Bryant St #706 South Beach		1	1	1	582	838.49	08/22/08	350.00	108	538,000	488,000
201 Harrison #405 South Beach		1	1	1	544	935.66	10/02/08	450.93	67	525,000	509,000
201 Harrison St #905 South Beach		1	1	1	544	988.97	11/26/08	450.00	12	538,000	538,000
50 Lansing St #606 South Beach		1	1	1	847	649.35	12/04/08	523.47	4	550,000	550,000
355 1st St #2106 South Beach		1	1	1	0		10/10/08	630.00	58	675,000	550,000
201 Harrison #210 South Beach		2	2	1	784	713.01	09/25/08	541.13	74	569,000	559,000
170 King St #209 South Beach		1	1	1	0		10/22/08	553.10	47	575,000	569,000
400 Beale St #1304 South Beach		1	1	1	832	684.98	05/19/08	580.00	195	629,900	569,900
201 Harrison #721 South Beach		2	2	1	797	726.47	07/28/08	543.13	133	598,000	579,000
88 Townsend St #109 South Beach		1	1	1	0		11/01/08	424.00	37	589,000	589,000
425 1st St #904 South Beach		1	1	1	695	856.12	05/09/08	675.00	213	595,000	595,000
219 Brannan St #1H South Beach		1	1	1	894	670.02	09/27/08	723.03	72	639,000	599,000
200 Brannan St #119 South Beach		1	1	1	947	632.52	10/30/08	566.00	39	599,000	599,000
1 Federal St #32 South Beach		1	1	1	751	797.60	10/24/08	532.47	45	619,000	599,000
101 Harrison St #103 South Beach		1	1	1	0		12/05/08	284.00	3	599,000	599,000
355 1st St #2206 South Beach		1	1	1	0		10/09/08	622.04	60	599,999	599,999
400 Beale St #1105 South Beach		1	1	1	828	724.64	09/19/08	600.00	80	639,000	600,000
219 Brannan St #1C South Beach		1	1.50	1	875	699.43	10/01/08	720.10	68	655,000	612,000
355 1st St #1704 South Beach		1	1	1	0		11/21/08	642.02	17	619,000	619,000
50 Lansing St #107 South Beach		1	1	1	847	754.43	10/03/08	503.00	66	639,000	639,000
88 Guy Pl #202 South Beach		1	2	1	966	667.70	05/15/08	446.17	207	689,000	645,000
170 King St #805 South Beach		1	1	1	0		10/21/08	566.43	48	665,000	649,900
88 Townsend St #102 South Beach		1	1	2	802	821.70	12/04/08	476.36	4	659,000	659,000
88 Townsend St #401 South Beach		1	1	1	811	832.31	11/14/08	453.67	24	675,000	675,000
355 1st St #1505 South Beach		1	1	1	0		10/09/08	630.00	60	675,000	675,000
200 Brannan St #228 South Beach		1	1	1	826	832.93	09/12/08	558.00	87	698,000	688,000
425 1st St #1805 South Beach		1	1	1	725	964.14	04/18/08	685.00	234	719,000	699,000
318 Spear St #A-4J South Beach		1	1	1	806	867.25	10/28/08	647.29	41	699,000	699,000
38 Bryant St #507 South Beach		2	2	1	1,169	640.72	08/07/08	474.98	123	839,000	749,000
425 1st St #2307 South Beach		1	1	1	819	915.75	05/09/08	708.00	210	849,000	749,998
88 Guy Pl #404 South Beach		2	2	1	1,114	699.28	08/22/08	478.71	108	875,000	779,000
50 Lansing St #306 South Beach		2	2	1	0		09/11/08	566.33	88	789,000	789,000
170 King St #811 South Beach		2	2	1	0		10/16/08	595.66	53	819,000	789,000
75 Folsom St #904 South Beach		1	1	1	971	822.86	12/03/08	986.00	5	799,000	799,000
400 Beale St #1203 South Beach		2	2	1	1,074	743.95	11/21/08	650.00	17	829,000	799,000
300 Beale St #319 South Beach		1	1	1	0		07/11/08	528.26	150	849,000	849,000
50 Lansing St #407 South Beach		2	2	1	1,167	749.79	10/09/08	585.91	60	875,000	875,000
88 King St #611 South Beach		2	2	1	1,242	712.48	07/17/08	747.44	98	974,900	884,900
301 Main St #9E South Beach		2	2	1	0		12/05/08	704.04	3	885,000	885,000
88 King St #117 South Beach		3	3	1	1,526	589.12	06/14/08	832.42	177	1,200,000	899,000
501 Beale St #11G South Beach		2	2	1	0		10/10/08	720.00	59	899,000	899,000
400 Beale St #1603 South Beach		2	2	1	1,074	883.61	09/11/08	650.58	88	979,000	949,000
333 1st St #N1704 South Beach		2	2	1	0		11/06/08	696.41	32	1,060,000	960,000
301 Main St #B-11E South Beach		2	2	1	1,180	826.27	10/28/08	704.04	41	975,000	975,000
425 1st St #2103 South Beach		2	2	1	1,278	841.16	10/24/08	775.11	45	1,175,000	1,075,000
501 Beale St #6D South Beach		2	2	1	1,259	869.74	09/10/08	780.00	89	1,095,000	1,095,000
239 Brannan St #7C South Beach		2	2	1	1,321	832.70	10/09/08	788.84	60	1,250,000	1,100,000
425 1st #1802 South Beach		2	2	1	1,309	875.00	08/23/08	779.00	107	1,299,000	1,145,375

Presented By: Paul Hwang / Skybox Realty

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Equal Opportunity Housing \* All information deemed reliable, but not guaranteed.

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
540 Delancey St #401 South Beach		1	2	1	1,300	884.62	09/18/08	459.81	81	1,150,000	1,150,000
1 Clarence Pl #10 South Beach		2	2	1	1,400	849.29	10/23/08	592.30	46	1,189,000	1,189,000
355 1st St #S1502 South Beach		2	2	1	0		04/28/08	720.00	218	1,245,000	1,195,000
501 Beale St #21F South Beach		2	2	1	1,128	1,059.40	11/18/08	737.53	20	1,195,000	1,195,000
229 Brannan St #16J South Beach		2	2	1	1,412	874.65	09/25/08	806.72	74	1,235,000	1,235,000
650 2nd St #404 South Beach		1	2	1	1,794	696.77	11/20/08	484.22	18	1,250,000	1,250,000
164 Townsend St #2 South Beach		1	1	0	1,968	645.33	09/23/08	500.81	76	1,270,000	1,270,000
239 Brannan St #6A South Beach		2	2	1	1,279	996.87	09/04/08	782.36	95	1,325,000	1,275,000
200 Brannan St #235 South Beach		2	2	2	1,978	657.23	10/08/08	676.48	61	1,300,000	1,300,000
88 King St #1319 South Beach		2	2	1	1,165	1,154.51	07/17/08	735.00	144	1,345,000	1,345,000
425 1st St #2202 South Beach		2	2	1	1,309	1,038.20	10/09/08	779.00	60	1,359,000	1,359,000
88 King St #1108 South Beach		3	2	1	1,412	973.80	09/16/08	799.26	83	1,475,000	1,375,000
501 Beale St # PH1D South Beach		2	2	1	1,128	1,236.70	02/14/08	737.53	296	1,395,000	1,395,000
650 Delancey St #213 South Beach		2	2	1	1,400	998.57	09/08/08	475.00	91	1,498,000	1,398,000
501 Beale St #14 D South Beach		2	2	1	1,259	1,111.20	07/27/08	770.00	134	1,585,000	1,399,000
301 Main St #4B South Beach		2	2.50	1	1,814	771.22	09/26/08	816.11	73	1,499,000	1,399,000
425 1st St #1402 South Beach		2	2	1	1,309	1,069.52	09/09/08	779.00	90	1,400,000	1,400,000
50 Lansing St #602 South Beach		2	2	1	1,287	1,107.23	10/10/08	609.45	59	1,425,000	1,425,000
300 Beale St #613 South Beach		2	2	1	1,700	882.29	10/01/08	645.00	68	1,649,500	1,499,900
200 Brannan St #435 South Beach		2	2	1	1,754	897.95	09/11/08	652.00	88	1,575,000	1,575,000
501 Beale St #PH1E South Beach		3	2	1	0		05/08/08	776.95	214	1,795,000	1,595,000
300 Beale St #406 South Beach		2	2	2	1,686	946.03	10/02/08	671.53	67	1,595,000	1,595,000
219 Brannan St #16K South Beach		2	2	1	1,224	1,306.37	06/18/08	744.18	173	1,599,900	1,599,000
200 Brannan St #506 South Beach		1	1.50	2	0		09/18/08	620.02	81	1,600,000	1,600,000
229 Brannan St #14D South Beach		2	2	1	0		10/16/08	700.00	53	1,800,000	1,650,000
301 Main St #B-30E South Beach		2	2.50	1	1,679	1,250.74	10/28/08	811.12	41	2,100,000	2,100,000
650 2nd St #402 South Beach		2	3	2	2,956	742.56	05/29/08	908.91	193	2,195,000	2,195,000
200 Brannan St #337 South Beach		3	3.50	2	3,047	1,111.91	10/15/08	791.09	54	3,388,000	3,388,000

<b>Listing Count</b>	82	<b>Averages</b>		1,156	844.40		85	1,001,726	966,443
		<b>High</b>	3,388,000		<b>Low</b>	250,000		<b>Median</b>	824,000

## ACT. CONT. Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
400 Beale St #2504 South Beach		1	1	1	832	721.03	08/21/08	600.00	109	629,900	599,900
201 Harrison St #927 South Beach		2	2	1	1,105	723.08	09/19/08	521.00	80	799,000	799,000

<b>Listing Count</b>	2	<b>Averages</b>		969	722.06		95	714,450	699,450
		<b>High</b>	799,000		<b>Low</b>	599,900		<b>Median</b>	699,450

## PENDING Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$
501 Beale St #16b South Beach		2	2	1	0		10/28/08	738.00	2	1,195,000	1,195,000

<b>Listing Count</b>	1	<b>Averages</b>		0	0.00		2	1,195,000	1,195,000
		<b>High</b>	1,195,000		<b>Low</b>	1,195,000		<b>Median</b>	1,195,000

## SOLD Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
355 1st St #501 South Beach		1	1	1	0		11/03/08	6	515,000	515,000	100.00
400 Beale St #508 South Beach		1	1	1	694	792.51	11/21/08	83	575,000	550,000	102.80

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Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	HOA\$	DOM	Orig \$	Cur \$	
Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP	
88 Townsend St #126 South Beach		1	1	2	0		11/05/08	38	679,000	650,000	95.73	
229 Brannan St #4G South Beach		1	1.50	1	882	776.64	11/24/08	17	755,000	685,000	90.73	
177 Townsend St #1006 South Beach		2	2	1	922	768.16	11/03/08	72	789,000	708,240	92.46	
200 Brannan St #310 South Beach		2	2	1	1,525	655.74	11/18/08	71	1,088,000	1,000,000	94.43	
<b>Listing Count</b>	6	<b>Averages</b>				1,006	748.26		48	733,500	684,707	95.34
		<b>High</b>				1,000,000.00	<b>Low</b>		515,000.00	<b>Median</b>		667,500.00
<b>Report Count</b>	91											

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